

DRAFT
Zoning Board of Adjustment
Meeting Minutes
Aug 8, 2017

Members: Gretchen Wittenborg, Cathy Davis, Bob Handy, Jack Ernst, and Sue Woods seated as an alternate.

Others: Susan Silverman, Lindsey St. Onge, Tyler Halsor, Dan Sutton, Mark Sweeney

CTO: 7:07 PM

Wittenborg began the meeting by stating that there were several pieces of information missing from the application that made it difficult to prepare for the hearing. The information missing was not the responsibility of the applicant. She stated that:

1. The first page of the application requires the applicant to justify the Map and Lot and the district the property is in.
2. The second page requires the applicant to identify the provision of the Zoning Ordinance from which he/she is appealing. There is no statement as to the Provision appeal from and the ZBA is not permitted to complete the application.
3. The Case Number should be on notice. At one point in the application is referred to the Case # as 04-17, when it is actually Case #05-17.
4. Customarily, the applicant writes the full names of the abutting owners on the back of the first page of the application, along with map and lot numbers and mailing addresses in this case that information is absent.
5. The second page requires among other things that a copy of the relevant tax map be appended to the application. It was not.

7:20 Public Hearing: It was first noted by Wittenborg and Handy that there have been several zoning issues with this property in the past. This is in part because the road was “laid out” much wider than other roads in town and built to the full width of the layout, all prior to the existence of a Zoning Ordinance in Fitzwilliam and thus all of the houses were built before the dimensional requirements of section 127-17 (Article V) were adopted by the Town and some structures were actually built within the ROW.

St. Onge and Halsor presented the application together. As background information, the current house was built in 2007 to replace a home that burned. The garage which St. Onge wishes to replace was 16’ wide by 30’ deep that was located on an old concrete pad possibly from an even earlier building that was 26’ X 30”. She would like a variance to build a new garage filling the entire old concrete pad. The change would cause the new structure 4 feet close to end of Perry Road. It would also allow for the larger size of today’s vehicles. Halsor also stated that due to the massive presence of ledge and rock there are really no alternative options. Handy suggested

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taking time to have a site walk and then resume the hearing. Davis made a motion to leave the hearing for a site walk and then resume the hearing back at the Town Hall. Handy seconded, and the motion was carried.

*transcribed from original copy by Danica Melone 8/31/2017